

FORM A – APPLICATION COVER LETTER

Framingham Planning Board

Memorial Building • Room 8-37 • 150 Concord Street
Framingham, MA 01702-8373

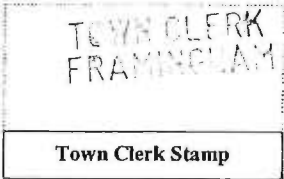
(508) 532-5450 • planning.board@framinghamma.gov



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2016 SEP 28 P 3:47



Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

Applicant's Information

Name: Bethany Health Care Phone: (508) 872-6750

Address: 97 Bethany Road Framingham, MA 01702 Email: james.argir@gmail.com

Project Contact Information

Name: Preston Richardson RA PRA Architects Phone: (617) 354-3561

Address: 700 Mass Ave. Cambridge, MA 02139 Email: prestonr@praarch.com

Property Owner Information (if different than Applicant)

Name: same Phone: _____

Address: _____ Email: _____

Engineer/Land Surveyor Information

Name: Whitman & Bingham Assoc. Phone: (978) 537-5296

Address: 510 Mechanic Street Leominster, MA 01453 Email: acleaves@whitmanbingham.com

General Property Information

Property Address(es): 77 Bethany Road 97 Bethany Rd

Framingham Assessor's Information: Parcel I.D.: 139-42-2777-000

Parcel I.D.: _____

Parcel I.D.: _____

Zoning District: R-3 Overlay District: none

Precinct Number: _____

The record title stands in the name of: Bethany Health Care

Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED


<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input checked="" type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit - Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Authorized Signature - Applications shall not be accepted without a required signature

As the Owner (or authorized designee), I make the following representations:

1. I hereby certify that I am the owner (or authorized designee) of the property located at 97 Bethany Road
2. I hereby certify that the applicant named on this application form has been authorized by the owner to apply to develop and/or use the property listed above for the purposes indicated in this application package.
3. I hereby certify that the agent, engineer, and/or architect listed on this application have been authorized to represent this application before the Planning Board to conduct site visits on the property.
4. I will permit the Planning Board to conduct site visits on the property.
5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.

Owner (or authorized designee) Name: Bethany Health Care

Owner (or authorized designee) Signature: 

** If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.*

Project Description – Brief description of the project

The Bethany Health Care Activities Room Addition project will provide approximately 4,600 SF of new multi-purpose space to augment programming provided in the existing activities room. Currently, the activities room can accommodate approximately 35 residents, well below the 80-100 that the facility would like to accommodate. In order to offer a range of programming to residents, a larger, more flexible interior space is proposed, one that is designed to accommodate the large percentage of residents who rely on wheelchairs or walkers. The goal for the center is to provide a more home-like, comfortable space to enjoy daily activities with abundant natural light and connection with the surrounding landscape. The addition does not have any impact on the number of residents at the facility, number of staff or parking.

List of all submitted materials (include document titles and dates) below.

Cover Sheet 8/19/2016
 C100 Utility Plan 9/13/2016
 C200 Erosion Control Plan 9/13/2016
 C300 Erosion Control & Stormwater Details 9/13/2016
 L101 landscape Plan 8/19/2016
 D1.1 Demolition Plan 8/19/2016
 A0.1 Existing Conditions Plan 8/19/2016
 A1.1 Entry Level Plan 8/19/2016
 A1.2 Roof Plan 8/19/2016
 A2.1 Exterior Elevations 8/19/2016
 A2.2 Exterior Elevations 8/19/2016
 Stormwater Summary 9/13/2016

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	R-3	Residential
Parcel(s) of the East	R-3	Residential
Parcel(s) of the South	R-3	Residential
Parcel(s) of the West	R-3	Residential

Fiscal Information

Current Assessed Value of the Site	\$ 45,287,500
Estimated Value of Project-related Improvements	\$ 1,600,000
Current Total Local Tax Revenue from Site	\$ 0
Estimated Post-development Local Tax Revenue	\$ 0
Estimated Number of Project Related Jobs Created	Construction Jobs: 30
	Permanent Jobs: 0 Part-time Jobs: 0

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

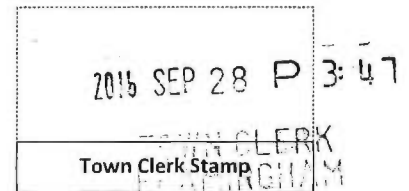
FORM E – SITE PLAN REVIEW APPLICATION

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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Property Address: _____

Submission Type (Check all that apply)

<div>Site Plan Review</div>		Major Site Plan Review Section VI.F.2.b
		Minor Site Plan Review Section VI.F.2.a
	<input checked="" type="checkbox"/>	Limited Site Plan Review under the Dover Amendment, M.G.L. Ch. 40A, Section 3
<input type="checkbox"/> Chapter 43D Application – Priority Development Site		

Project Information

Attorney Name: NA	Email:
Mailing Address:	Phone:
Project Engineer Name: PRA Architects	Email: prestonr@praarch.com
Mailing Address: 700 Mass. Ave. Camb., MA 02139	Phone: 617-354-3561
Traffic Engineer Name: NA	Email:
Mailing Address:	Phone:
Stormwater Engineer Name: Whitman & Bingham	Email: acleaves@whitmanbingham.com
Mailing Address: 501 Mechanic Street Leominster, MA 01453	Phone: 978-537-5296
Landscape Architect Name: A. T. Leonard	Email: atl@atleonard.com
Mailing Address: 675 Jones Hill Road Ashby, MA 01431	Phone: 978-386-1212

Property Information

Current Use of Property: <u>Health Care Center</u>
Proposed Use of Property: <u>Health Care Center</u>

Zoning Data

Please refer to the Framingham Zoning By-law Section I.E. Definitions and Section IV.E. Dimensional Requirements for additional information			
	Existing	Proposed	Required
Lot Area (square feet/acres)	3693888 / 84.880	3689888 / 84.880	43560 / 1
Frontage of Property (feet)	2500'+-	2500'+-	150'
Front Setback (feet)	100'+	100'+	30'
Side/Rear Setback (feet)	250'+	250'+	30'
Minimum Landscape Open Space Surface Ratio (%)	80%+-	80%+-	50%
Building Height (feet)	60'+-	60'+-	35'
Lot Coverage (%)	4%+-	4%+-	15%
Gross Floor Area Ratio of Building(s)	-	-	-
Floor Area Ratio (gross floor area of buildings(s) ÷ size of parcel)	-	-	-
Number of Parking Spaces		No Change	
Handicap Parking Spaces		No Change	
Bicycle Parking Spaces		No Change	
Loading Spaces		No Change	
Number of Loading Bay		No Change	

Other Applicable Local, State and Federal Permits and Approvals:

- The Building Commissioner has reviewed this application/plans? (Original written determination must be provided, FORM B) **YEA**
- The lot is on a Scenic Road? (see Article VI, Section 10 of the Town of Framingham' General By-Laws) (If yes, The applicant must indicate if any repair, maintenance, reconstruction, paving work or other activities result in the cutting or removal of trees, or the tearing down or destruction of stone walls, or portions thereof. A Modification to a Scenic Road application may need to be filed.)
- The project impacts Public Shade Tree as protected by MGL c. 87, Sect. 3.? **NO**
- The project involves alteration or demolition of buildings which are at least 50 years old? (If yes, the applicant must obtain a determination of historical or architectural significance from the Framingham Historical Commission in conformance with Article V. Section 17A. of the Town of Framingham' General By-Laws.) **NO**
- The lot is situated in an historic district? (see Article V. Section 5. of the Town of Framingham's General By-Laws) **NO**
- The proposal has an impact on interests and values protected by the Framingham Wetland Protection By-Law? (see Article V. Section 18. of the Town of Framingham's General By-Laws.) **NO**
- The project is located in a designated federal Floodplain Hazard Zone? **NO**
- The project has received or will require a special permit(s) from the Zoning Board of Appeals? (Please attach a copy) **YEA 7.31.2007**
- The Project has received or will require a variance(s) from the Zoning Board of Appeals? (Please attach a copy) **NO**
- The Project will require a Street Opening Permit from the Board of Selectmen? **NO**
- The Project will require a Massachusetts Highway Department Permit? **NO**
- The Project will require a Public Way Access Permit? (see Article VI., Section 8. of the Town of Framingham's General By-Laws.) **NO**
- The Project is subject to the Highway Overlay District Regulations, Section III.E.? **NO**
- The Project is subject to the Mixed Use Regulations, Section V.G.? **NO**
- The Project is subject to the Affordable Housing By-Law, Section V.H.? **NO**
- The project is subject to the Land Disturbance By-Law, Section V.F.? **NO**
- The Project is subject to the Automatic Carwash/Self-service Carwash, Section V.C.? **NO**
- The Project has received/apply for Wireless Communication Approval? **NO**
- The Project is requires a National Pollutant Discharge Elimination System (NPDES permit)? **NO**
- The Project is a designated Brownfield Site and/or subject of a 21E Survey? **YEA**
- This Property was subject to a prior Permit(s) and/or Approval(s) issued by the Planning Board? (Please indicate permits and approvals) **NO**

Site Plan Review Application Checklist

An application for site plan review and approval shall be prepared by qualified professionals registered in the Commonwealth of Massachusetts as follows: a professional land surveyor and/or engineer shall prepare all site plans; a professional landscape architect shall prepare all landscape plans; and an architect shall prepare all renderings for building elevations and building plans. The Planning Board shall review projects based on **major** and **minor** site plan review as outlined in Section VI.F.2.

Content and Scope of Applications: Section 21.1.1 of the Planning Board Rules and Regulations.

Applications for both **major** and **minor** site plan review shall submit plan sets with a cover sheet containing the following information.

- ☒ 1. Address(es) of the proposed project.
- ☒ 2. Identification of parcel by Parcel ID.
- ☒ 3. Project Title
- ☒ 4. Prepared by/Prepared for:
- ☒ 5. Professional Engineer and/or Land Surveyor licensed in the Commonwealth of Massachusetts stamp and signature.
- ☒ 6. Registered Architect stamp and signature.
- ☒ 7. Zoning Table showing the existing, required, and proposed dimensions in accordance with Section IV.E, Dimensional Regulations.
- ☐ 8. Parking Table, showing the existing number of parking spaces, required number of parking spaces, and the proposed number of parking spaces. This Table shall include the dimensions of the proposed parking spaces, number and dimensions of the handicap accessible spaces, and number and dimensions of loading spaces.
- ☐ 9. Maximum seating capacity, number of employees, or sleeping units if applicable.
- ☒ 10. Locus Map to allow adequate consideration of the surrounding neighborhood, a plan of adjacent properties shall be presented at a scale of not less than one inch equals 100 feet or at the same scale as the proposed site plan if practical. This plan shall show the general characteristics of all lands within 300 feet of the proposed site or such other distance as may be reasonably required, including structures, parking areas, driveways, pedestrian ways, and natural characteristics. Any structures or significant change in topography within 50 feet of the lot line shall be located precisely on said plan.

Content and Scope of Applications: Section 21.1.2 of the Planning Board Rules and Regulations.

Applicants for both **major** and **minor** Site Plan Review shall include the following information on all plan sheets

- ☒ 1. Address(es) of the project, identification of parcel by Parcel ID, and Project Title; Plan sets shall be accurately drawn to a scale of one inch equals 20 feet to one inch equals 60 feet, where practical and appropriate to the size of the proposal.

- ☒ 2. Planning Board Signature Block at approximately the same location on each page of the submitted plans.
- ☒ 3. North arrow and scale of drawings.
- ☒ 4. Date of plan and revision dates.
- ☐ 5. Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.
- ☐ 6. Locations and dimensions, including total ground coverage, of all driveways, maneuvering spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

Content and Scope of Applications: Section 21.1.3 of the Planning Board Rules and Regulations.

Applicants for **major** site plan review shall include the following sheets within a plan set shall include the following sheet where applicable

- ☐ 1. Existing Conditions site plan, showing the locations of all infrastructure on- and off- site, including sidewalks and roadways which are public and private, square feet and dimensional of all existing buildings on-site, existing off-street parking areas with dimensions of landscaping area.
- ☒ 2. A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- ☐ 3. A photometric plan showing both the intensity of illumination expressed in foot-candles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style, and color of outdoor luminaire(s) for all existing and proposed lighting. Photometric plan and details should be designed in accordance the Article 22: Site Plan Review Lighting Requirements, in the Planning Board's Rules and Regulations, herein.
- ☐ 4. Dimensions of proposed buildings and structures, including gross floor area, floor area ratio, total lot coverage of building, and breakdown of indoor and outdoor floor area as to proposed use. Area dimensions to include Lot Coverage of Building, Paved Surface Coverage, and Landscaped Open Space and Other Open Space, with percentages of these items to be provided and to total 100 percent of the lot area.
- ☒ 5. Color architectural renderings of new and redevelopment building projects.
- ☐ 6. Parking Plan showing the drive aisle widths, turning radius, stall heights and widths, locations of pedestrian and bicycle amenities, and landscaping.

Applicants for **minor** site plan review shall include the sheets within a plan set forth in subsection 21.1.3 above where applicable, except the plans set forth in subsection 21.1.3.3 need not be submitted for **minor** site plan review.

Content and Scope of Applications § VI.F.4.a.1)-12)

- ☐ 1. A written statement outlining the estimated time required to complete the proposed project, expected start of construction, and all phases thereof.
- ☐ 2. A written summary, where appropriate, detailing the following:
 - The number of dwelling units to be built and the acreage in residential use,
 - The number of seats and/or number of employees,
 - Evidence the project is in compliance with the Town's off-street parking and off-street loading requirements,
 - The forms of ownership of the property, and
 - A summary of the provisions for ownership and maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this By-law.
- ☒ 3. Drainage calculations prepared by a professional engineer registered in the Commonwealth of Massachusetts. Storm drainage design must conform to the requirements set forth by the MassDEP Stormwater Management Standards and Department of Public Works, using Best Management Practices. Furthermore, the report may include Town, state, and federal requirements or established standards for implementing best management practices for stormwater management.
- ☐ 4. A written summary containing the Urban Design Objectives Narrative which provides a description of how the project will be designed to encourage complete streets including transit access and pedestrian and bicycle amenities, and their potential connections to the Town's bicycle and pedestrian system.
- ☐ 5. A written summary which outlines proposed best management practices, low impact development (LID) features, and energy efficiency features utilized on-site.
- ☐ 6. A written summary of the design and location of proposed mechanical equipment, including HVAC equipment; noise levels related to mechanical equipment; information regarding possible future expansion, if relevant; location and operation of trash storage and removal systems; location and operation of loading facilities, measures taken to minimize the negative visual and noise impacts of such facilities on abutters; and hours of operation for each proposed use.
- ☐ 7. A written report of the existing and/or proposed sewer service infrastructure on-site and connection points. The report shall include a detailed description of the conditions of the pipes; a video inspection where appropriate and/or necessary; a detailed description of the anticipated impact of the project on the Town's sanitary, stormwater, and sewer infrastructure. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; also, a timeline for completion of the report shall be submitted for review by the Department of Public Works.

- ☐ 8. A written report of any proposed blasting or soil compaction activities that will take place during construction activities. The report shall include methods of abutter notification, methods for testing and data collection, and a summary of how real property damage will be investigated.
- ☐ 9. A written summary of water service infrastructure detailing the anticipated impact of the project on the Town's water delivery infrastructure and supply. The summary shall indicate the likely improvements to infrastructure that are necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the Applicant to make such determinations; a timeline for completion of the report shall be also submitted for review by the Department of Public Works.
- ☐ 10. A written Parking Impact Report shall be submitted detailing the existing and proposed parking for the project including the following:
- Existing off-site neighborhood parking conditions, including identification of streets likely to be affected by the project;
 - Projected impact of project; and
 - Proposed methods to mitigate the estimated adverse impacts cause by the project related to parking such as promoting the use of bicycles, public transportation, or other appropriate means.
- ☐ 11. A written Traffic Impact Report shall be submitted for all projects requiring **major** site plan review. This report shall include existing pedestrian and vehicular traffic volume, composition, peak hour levels, existing street and sidewalk capacity, and analysis of existing and resulting level of services (LOS) for the following:
- The nearest and/or most impacted public roadway intersection;
 - The estimated average daily traffic generation, including composition and peak hour levels;
 - The directional flows resulting from the project;
 - Any proposed methods to mitigate the estimated traffic impact such as promoting the use of public transportation, roadway improvements, or other appropriate means;
 - The methodology and sources used to derive existing data and estimations; and
 - The feasibility of traffic calming measures such as textured crosswalks, bike lanes, roundabouts, rumble strips, street trees, or bulb-outs.
- ☐ 12. A written Environmental Impact Report, including a Stormwater Report, and a Stormwater Management System Maintenance Report shall be submitted for projects requiring **major** site plan review, new construction of a building of any size, and/or installation of a stormwater management system The report should include:
- Information regarding the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water, and water tables.
 - Information regarding the potential erosion and sedimentation caused by the operation and maintenance of the project and the mitigation efforts proposed. To this end, high intensity soil mapping, i.e., test borings and analysis, may be required.

- For projects with significant environmental impacts to wetlands, floodplains, or other sensitive resources the Applicant shall include a report detailing the relationship of the project to the natural and man-made environment, and compatibility of the project with adjacent or surrounding land uses and neighborhoods. An Environmental Impact Report (EIR) required through the Massachusetts Environmental Policy Act (MEPA) process, which addresses the Planning Board's concerns, may be substituted in lieu of this report;
- Proposed methods to mitigate the estimated environmental impacts such as promoting the use LID, best management practices, and other methods of design.

Waiver. The Planning Board, at its discretion, may waive technical and/or submittal requirements of Section VI.F.5. for a project, where such technical and/or submittal requirements are not appropriate or relevant to the project. All Applicants seeking waiver request shall provide a detailed description of the need for relief from the technical and/or submittal requirement.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

Email

Town of Framingham Planning Board
www.Framinghamma.gov
Monday-Friday, 8:30am - 5:00pm

September 14, 2016

Attachment to Form E – Waiver Request

**Planning Board Site Plan Review
Activities Room Addition
Bethany Health Care
97 Bethany Road
Framingham, MA 01702**

Following are descriptions of the relief from technical and / or submittal requirements:

21.1.1

Item 8. Parking Table

Waiver Request – The proposed project does not impact existing parking.

Item 9. Maximum seating capacity, number of employees, or sleeping units if applicable.

Waiver Request – The proposed project does not impact listed items.

21.1.2

Item 5 – Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.

Waiver Request – The proposed project does not impact listed items.

Item 6. Locations and dimensions, including total ground coverage, of all driveways, manoeuvring spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

Waiver Request – The project does not include driveways or drives, parking or loading facilities.

21.1.3

Items 1, 3, 4 and 6 are not applicable to the project.

Content and Scope of Applications s VI.F.4.a.1)-12)

2. Written summary of dwelling units, seats, parking, ownership and maintenance

Waiver Request – The form of ownership has been provided, other items not applicable.

4. Urban Design Objectives narrative.

Waiver Request – Not applicable to project.

5. Management and LID summary.

Waiver Request – Not applicable to project.

6. Mechanical equipment, etc.

Waiver Request – Due to the large site and setbacks to abutting properties and given the location of the proposed work, there will be no impacts on abutters.

7. Report on sewer.

Waiver Request – The project is projected to have negligible impact on existing sewer service infrastructure.

8. Blasting or compaction, etc.

Waiver Request – Not applicable to project.

9. Water service infrastructure.

Waiver Request – The project is projected to have negligible impact on existing water service infrastructure.

10. Parking Impact Report.

Waiver Request – Not applicable to project.

11. Traffic Impact Report.

Waiver Request – Not applicable to project.

12. Environmental Impact Report.

Waiver Request – Not applicable to project.

September 26, 2016

Statement on Project Schedule

Planning Board Site Plan Review
Activities Room Addition
Bethany Health Care
97 Bethany Road
Framingham, MA 01702

Following is an outline of the proposed schedule for the Activities Center Construction at Bethany health care:

File Documents with Framingham for Site Plan Review Minor	September 21, 29016
Framingham Planning Meeting:	October 13, 2016
Application for Building Permit:	October 31, 2016
Project Construction:	November 21, 2016 – June 30, 2017
Project Complete:	June 30, 2017.

September 14, 2016
Revised September 26, 2016

Attachment to Form E – Waiver Request

Planning Board Site Plan Review
Activities Room Addition
Bethany Health Care
97 Bethany Road
Framingham, MA 01702

Following are descriptions of the relief from technical and / or submittal requirements:

21.1.1

Item 7. Zoning Table

Waiver Request – As demonstrated in the Zoning data provided on page 2 of the Form E Application, the proposed project is in conformance with listed Dimensional Regulations.

Item 8. Parking Table

Waiver Request – The proposed project does not impact existing parking.

Item 9. Maximum seating capacity, number of employees, or sleeping units if applicable.

Waiver Request – The proposed project does not impact listed items.

21.1.2

Item 5 – Location of pedestrian areas, walkways, flow patterns and access points, and provisions for handicapped parking and access, and bicycle accommodations.

Waiver Request – The proposed project does not impact listed items.

Item 6. Locations and dimensions, including total ground coverage, of all driveways, manoeuvring spaces and aisles, parking stalls and loading facilities, and proposed circulation of traffic.

Waiver Request – The project does not include driveways or drives, parking or loading facilities.

21.1.3

Item 3. Photometric Plan – Exterior lighting proposed for the project is limited to low level 10 wat LED fixtures, designed for local area walkway illumination, not for site or area lighting.

Waiver Request – Designed lighting has no measurable photometric impact at project site boundaries (approximate setback to nearest neighbour 750' +- wooded).

Items 1,4 and 6 are not applicable to the project.

Content and Scope of Applications s V.L.F.4.a.1)-12)

2. Written summary of dwelling units, seats, parking, ownership and maintenance

Waiver Request – The form of ownership has been provided, other items not applicable.

4. Urban Design Objectives narrative.

Waiver Request – Not applicable to project.

5. Management and LID summary.

Waiver Request – Not applicable to project.

6. Mechanical equipment, etc.

Waiver Request – Due to the large site and setbacks to abutting properties and given the location of the proposed work, there will be no impacts on abutters.

7. Report on sewer.

Waiver Request – The project is projected to have negligible impact on existing sewer service infrastructure.

8. Blasting or compaction, etc.

Waiver Request – Not applicable to project.

9. Water service infrastructure.

Waiver Request – The project is projected to have negligible impact on existing water service infrastructure.

10. Parking Impact Report.

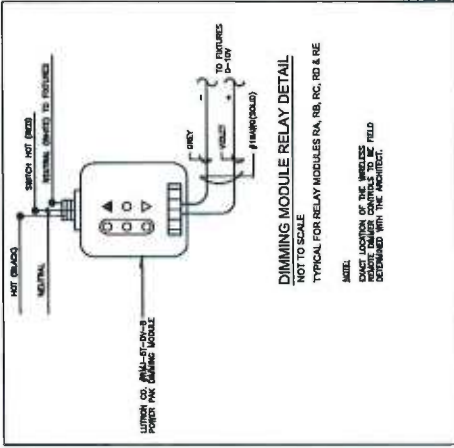
Waiver Request – Not applicable to project.

11. Traffic Impact Report.

Waiver Request – Not applicable to project.

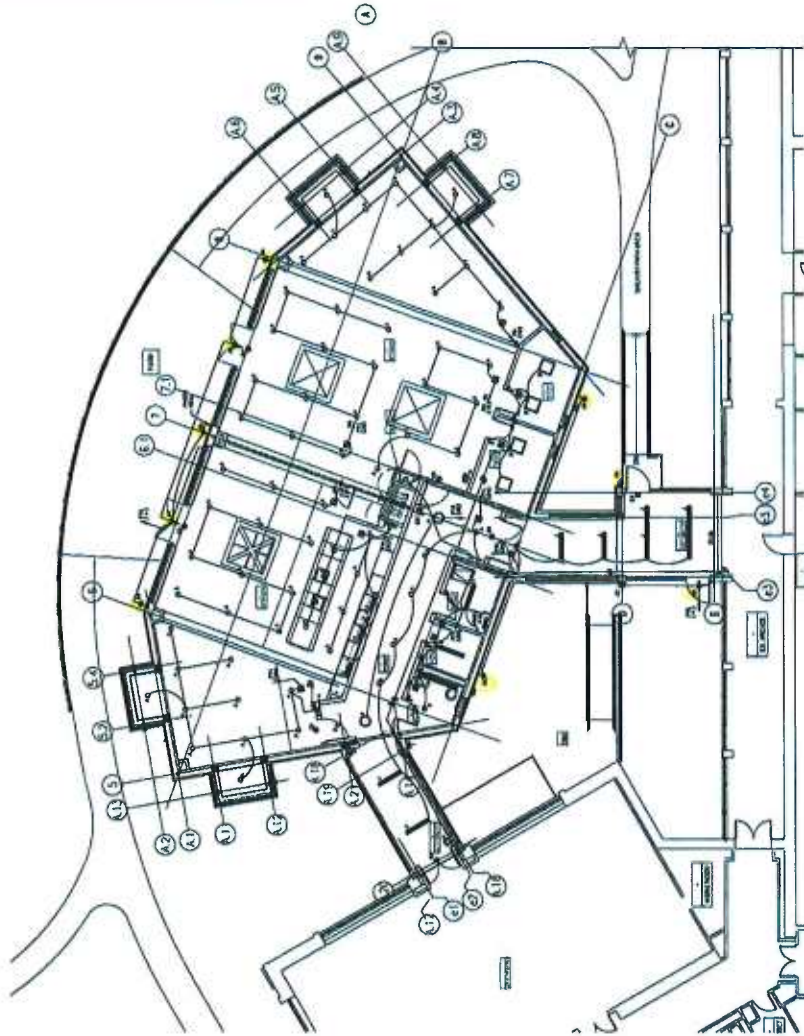
12. Environmental Impact Report.

Waiver Request – Not applicable to project.



PROJECT: **Activities Room Addition**
 PREPARED FOR: **Bethany Health Care Center**
 76 Bethany Road
 Framingham, MA 01702

P|R|A
 ARCHITECTS
 750 Massachusetts Ave.
 Cambridge, MA 02138
 Tel: 617-354-3661
 Fax: 617-354-1467
 www.praarch.com



FLOOR PLAN - LIGHTING

Scale: 1/8"=1'-0"

NOTE:
 EXIT SIGNS AND EMERGENCY BATTERY BACKUP UNITS SHALL BE LOCATED ON THE LINE SIDE OF THE LOCAL LIGHTING CIRCUIT.

NOTE: ACTIVITIES ROOM

FOR FIXTURES A, B, C & D FURNISH AND INSTALL A SEPARATE GRAY WIRET TO EACH LIGHTING FIXTURE TO ALLOW FOR 0-10V DIMMING.

SHEPHERD ENGINEERING, INC.
 ELECTRICAL CONSULTANTS
 100 GARDEN STREET
 SUITE 200
 BOSTON, MA 02114
 PHONE: 617-763-7700 • FAX: 617-763-0300
 REFERENCE NO. 1247

DATE	DESCRIPTION
08/02/2016	INITIAL DPH SUBMISSION
08/02/2016	REVISED DPH SUBMISSION

Drawing Title:
**FLOOR PLAN
 LIGHTING**

Scale: 1/8" = 1'-0"
 Job No.: 10003.00
 Drawing No.: **E1.1**
 Date: 08/10/2016

PROJECT NAME:

Activities Room Addition

PREPARED FOR:

Bethany Health Care Center

PROJECT ADDRESS:

97 Bethany Road
Framingham, MA 01702

Planning Board Signature



Parcel ID Number

13A-42-2771-000

Site Plan Review

Project Issued: 08/19/2016

Architect:

P|R|A

ARCHITECTS

700 Massachusetts Avenue
4th Floor
Cambridge, MA 02139

Tel: 617-264-3391
Fax: 617-264-1460
www.praa.com



Structural Engineer:

Becker Structural Engineers, Inc.

75 York Street
Portland, ME 04101

Tel: 207-679-1622
www.beckersstructural.com

Landscape Architect:

A. T. Leonard & Associates

625 Jona's Hill Road
Andover, Massachusetts 01810

Tel: 978-685-1211
www.atleonard.com

M.P. PE Engineer:

Building Engineering Resources, Inc.

48 Main Street
North Andover, MA 02365

Tel: 508-236-0280
Fax: 508-236-0285
www.ber-engineering.com

Electrical Engineer:

Shepherd Engineering, Inc.

1300 Grafton Street
Westmore, MA 01084

Tel: 508-827-7762
Fax: 508-753-3365
www.shepherd-engineering.com

Civil Building Conditions Survey Engineer:

Schofield Brothers of New England, Inc.

1071 Worcester Rd
Framingham, MA 01701

Tel: 508-879-0000
Fax: 508-879-0000
www.schofieldinc.com

Civil Engineer:

Whitman & Bingham Associates, LLC

510 Main Street
Lancaster, MA 01503

Tel: 978-337-3366
Fax: 978-337-1403
www.whitmanbingham.com



Project Issued: 08/19/2016

Bethany Health Care Center

Exterior Perspective



Interior Perspective



Locus Plan:



Site Plan Review Drawing List:

Date	#	Title
09/15/2016	00	Cover Sheet
09/15/2016	C100	Utility Plan 09/15/2016
09/15/2016	C200	Site Plan 09/15/2016
09/15/2016	C300	Grading Plan 09/15/2016
09/15/2016	L101	Landscaping Plan 09/15/2016
09/15/2016	A1.1	Architectural Plan 09/15/2016
09/15/2016	A1.2	Structural Plan 09/15/2016
09/15/2016	A2.1	Electrical Plan 09/15/2016
09/15/2016	A2.2	MEP Plan 09/15/2016

Cover Sheet

PROJECT: Activities Room Addition
 PREPARED FOR: Bethany Health Care Center
 97 Bethany Road
 Framingham, MA 01702

PIRIA

ARCHITECTS
 700 Massachusetts Ave.
 Cambridge, MA 02139

Tel: 617-564-5851
 Fax: 617-564-1487
 www.piriarch.com

Project Team:

WHITMAN-BIRNCHAM



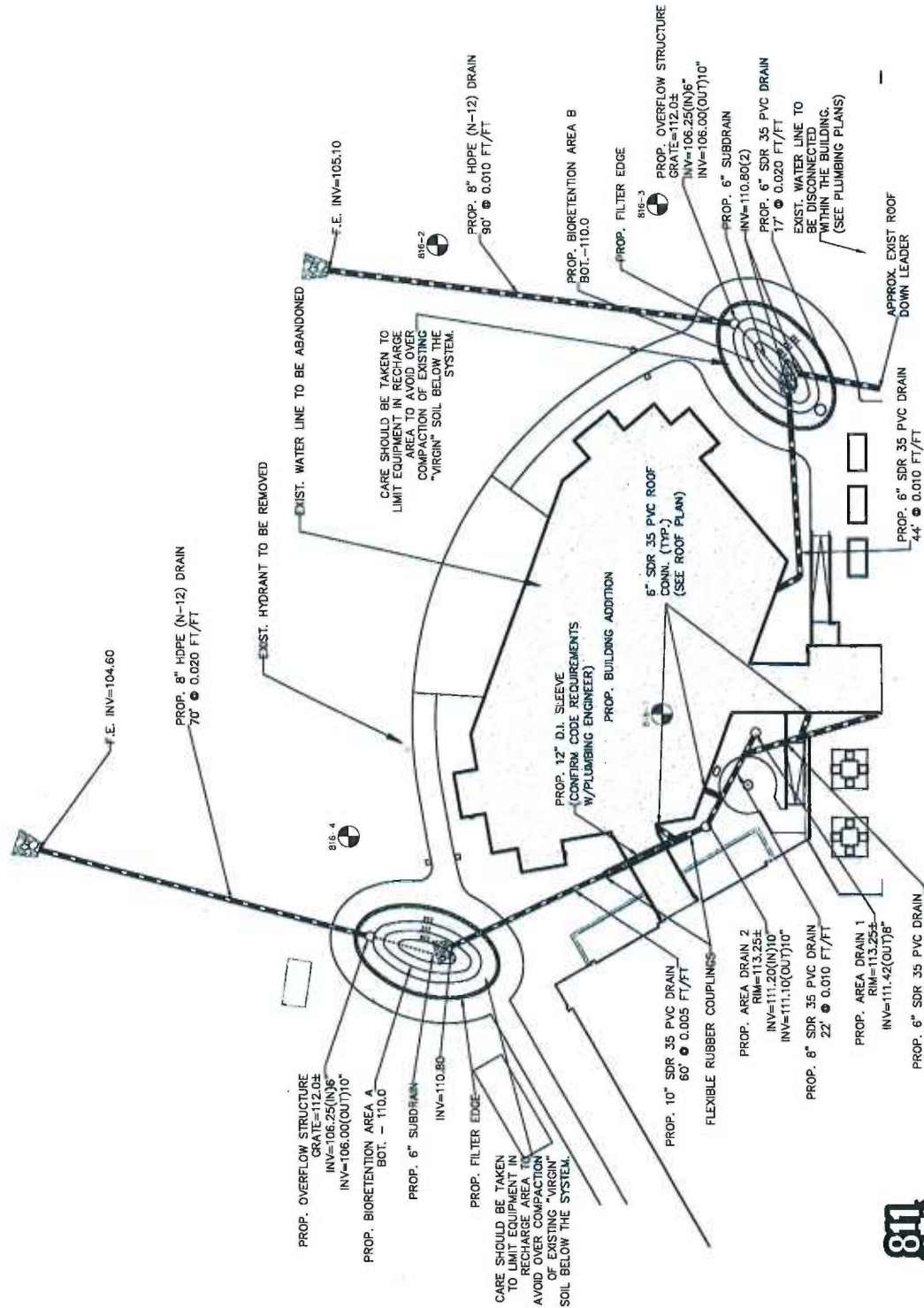
Running Board Signature

Project ID Number
 139-62771-000

Date	Revisions

Drawing Title:
Utility Plan

Scale: 1" = 10'
 Job No.:
 Date: 08/15/2016
 Drawing No.:
C100



PROJECT: Activities Room Addition
 PREPARED FOR: Bethany Health Care Center
 97 Bethany Road
 Framingham, MA 01702

PIRIA
 ARCHITECTS
 700 Massachusetts Ave.
 Cambridge, MA 02138
 Tel: 617-354-3351
 Fax: 617-354-1487
 www.piria-arch.com

WHEATMAN & BINGHAM
 Project Team

Planning Board Signature

Stamp ID Number
 130-42771000

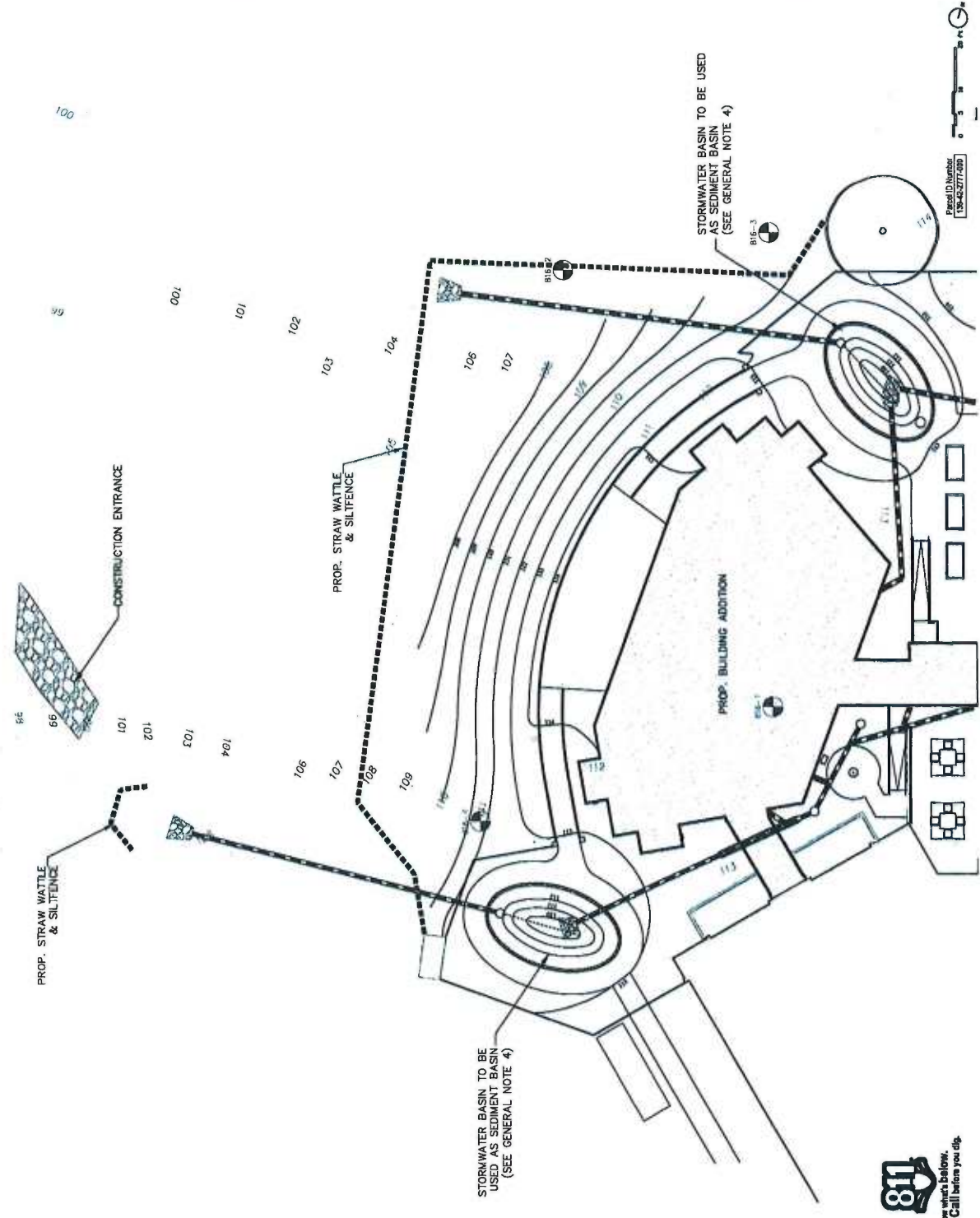
Drawing Title
Erosion Control Plan

Scale: 1" = 10'

Job No.:
 08132018

Drawing No.:
C200

Date: 08/13/2018



811
 Know what's below.
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